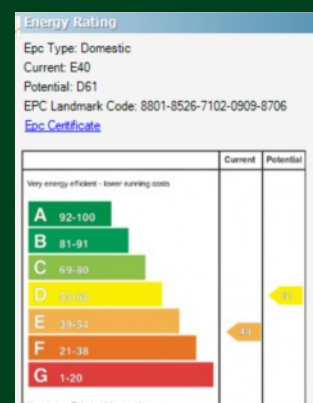




'Lisbane Lodge',
9 Lisbane Road,
Scarva,
CRAIGAVON,
BT63 6LN

Offers Around
£525,000

Viewing by
appointment with
& through agent
028 9266 1700





Set on a beautifully mature site just outside Scarva, 9 Lisbane Road is an exceptional detached bungalow offering spacious, single-level living in a peaceful countryside setting.

This well-appointed home features a large reception hall with a cloakroom and WC, leading to a choice of bright and versatile reception rooms including a living room, formal dining room and a stunning sun room overlooking the gardens. The kitchen diner offers ample space for everyday family life and entertaining.

There are four generous double bedrooms, with two enjoying en-suite facilities, and a well-sized family bathroom with a modern white suite completing the internal layout.

Practicality is matched by comfort, with an integral double garage, oil-fired central heating, and double glazing throughout.

The home is finished with a traditional rosemary tiled roof, adding charm and character.

Externally, a sweeping tarmac driveway leads to extensive private landscaped gardens that surround the property, offering privacy, mature planting, and space to enjoy the outdoors.

Located within easy reach of Banbridge, Portadown, and the A1, this is an ideal opportunity for those seeking quality single-level living in a tranquil yet accessible location.

With bungalows of this calibre in very short supply, early viewing is highly recommended.



- Spacious Detached Bungalow In A Peaceful Countryside Setting
 - Bright Reception Hall With Cloakroom And WC
 - Generous Living Room With Feature Fireplace
 - Formal Dining Room Ideal For Entertaining
 - Beautiful Sun Room Overlooking The Gardens
- Well-Proportioned Kitchen Diner With Ample Storage
 - Four Double Bedrooms With Built-In Storage
- Two Bedrooms Benefiting From En-Suite Shower Rooms
 - Modern Family Bathroom With White Suite
 - Integral Double Garage With Internal Access
- Sweeping Tarmac Driveway With Ample Parking
- Extensive Private Landscaped Gardens Surrounding The Property
- Double Glazing Throughout and Oil-Fired Central Heating System
 - Attractive Rosemary Tiled Roof Adding Classic Character
- Conveniently Located Close To Scarva, Banbridge, And The A1

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The Property Comprises:

Ground Floor

Hardwood front door with glass side lights to:

SPACIOUS RECEPTION HALL: Exposed brick wall, low voltage spotlights, hotpress. Further hallway with high vaulted ceiling and double Velux windows.



DOWNSTAIRS CLOAKSW.C.: White suite comprising low flush wc, pedestal wash hand basin, access to electric meter and alarm panel. Circular window.



DINING ROOM: 17' 4" x 12' 7" (5.28m x 3.84m) (at widest points). Mature outlook to front. Gas coal effect fire with marble surround and wooden sleeper mantelpiece.



LIVING ROOM: 24' 5" x 16' 3" (7.44m x 4.95m) (at widest points). Outlook to rear and side. Gas coal effect fire with marble surround and wooden sleeper mantelpiece, low voltage spotlights, double glazed doors to leading to:



SUN ROOM: 11' 9" x 11' 8" (3.58m x 3.56m) (at widest points). Outlook to rear garden across mature rolling countryside. Tiled floor.



KITCHEN/DINER: 23' 4" x 13' 0" (7.11m x 3.96m) (at widest points). Fitted kitchen with range of high and low level worktops, laminate work surfaces, stainless steel single drainer sink unit mixer taps, built-in ceramic hob with built-in oven and grill and extractor fan. Part tiled walls, tiled floor, built-in dishwasher, space for washing machine. Mature outlook to rear garden and front garden. Breakfast island with range of units, low voltage spotlights. Glass cabinet.





BEDROOM (1): 15' 6" x 15' 0" (4.72m x 4.57m) (at widest points). Outlook to front. Access hatch to roofspace.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, corner shower enclosure with cladded splashback, shower with chrome thermostatic control valve and telephone attachment. Fully tiled walls, tiled floor, frosted glass window, extractor fan.



BEDROOM (2): 14' 4" x 11' 6" (4.37m x 3.51m) (at widest points). Outlook to rear. Built-in robes with sliding doors.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, corner shower unit with electric shower and telephone attachment, fully tiled walls, tiled floor, frosted glass window, extractor fan. Low voltage spotlights.



BEDROOM (4): 11' 8" x 9' 7" (3.56m x 2.92m) (at widest points). Outlook to front.



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BEDROOM (3): 11' 2" x 11' 0" (3.4m x 3.35m) (at widest points). Outlook to front. Access hatches to roofspace with further development potential for three bedrooms (subject to necessary consents).



FAMILY BATHROOM: White suite comprising low flush WC, pedestal wash hand basin and vanity unit with chrome mixer tap, half moon panelled bath with chrome taps and telephone attachment, fully tiled walls and tiled floor, low voltage spotlights, corner shower unit with sliding door, shower with telephone attachment and cladded walls.



OUTSIDE:

Extensive enclosed front garden laid in lawns with surrounding mature shrubs and hedging. Sweeping tarmac driveway with off-street parking for several cars. Terracotta tiled walkway to front door.

Extensive and enclosed rear garden with excellent degree of privacy and views over rolling countryside. Garden laid in lawns with patio areas. Mature surrounding shrubs, trees and hedging. Access to oil tank and bin storage. Outside light and tap.

INTEGRAL DOUBLE GARAGE: 20' 7" x 17' 2" (6.27m x 5.23m) (at widest points). Double wooden up and over doors. Access to alarm panel. Access to oil boiler, window with outlook to rear. Hardwood access door to rear garden.



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Location:

Coming along the Poyntzpass Road to the junction with Mullaghglass Road, turn left onto Mullaghglass Road then veer right onto Lisbane Road. Number 9 is located on the left hand side about 200 yards up from the junction.

Lisburn - 028 92 66 1700
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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